

# SUMMARY OF ZONING DISTRICTS AND OVERLAYS



**ZONING DISTRICTS:** Each property in the City belongs to one of the following zoning districts, which spells out permitted uses and types of development for all parcels within each district, as summarized below:

**R-1, R-2 & R-3 RESIDENTIAL DISTRICTS:** Permits single-family detached housing and select types of supportive, complementary uses that create quiet and comfortable neighborhoods. Development must be consistent with the character of a residential neighborhood and fit within certain parameters, including:

- **R-1:** 20,000 minimum lot size and 50' setback from the street;
- **R-2:** 12,500 minimum lot size and 35' setback from the street;
- **R-3:** 9,500 minimum lot size and 25' setback from the street.

**RT & RT-6 TOWNHOUSE DISTRICTS:** Provides for townhouse developments with private outdoor yards and community open spaces.

- **RT:** Limited to 9 townhouses per acre;
- **RT-6:** Limited to 6 townhouses per acre.

**RM MULTIFAMILY DISTRICT:** Provides areas for low-rise multifamily complexes or single-family townhouses. Buildings may be no taller than 3 stories or 35'. Permitted uses include multifamily units, townhouses, duplexes, retirement homes and select directly related, complementary uses.

**PD, RPD & CPD PLANNED DEVELOPMENT DISTRICTS:** Permits the creation of developments that preserve land resources through methods that are not possible in other zoning districts. Planned Developments are intended to result in compact development with integrated uses and are designed to achieve quality neighborhoods while allowing reduced setbacks and higher densities compatible with nearby uses.

- **PD:** Intended to have fully integrated mixture of uses;
- **RPD:** Intended for mixed-use dominated by Residential;
- **CPD:** Intended for mixed-use dominated by Commercial.

**C-1L LIMITED OFFICE DISTRICT:** Serves as a transition district between nearby residential uses and high-intensity commercial uses by providing for low-intensity, townhouse-style office buildings limited to 3 stories or 35' and may not exceed 17,500 sq. ft.

**C-1 OFFICE COMMERCIAL DISTRICT:** Provides for a office and related uses, but not retail or lodging. Can serve as a buffer between residential and commercial areas, but permits a higher intensity than C-1L. Buildings may be up to 5 stories or 60'.

**C-2 RETAIL COMMERCIAL DISTRICT:** Permits a wide variety of commercial uses, including office, retail, restaurant, lodging, entertainment. Most general retail or office uses are permitted by right, and many additional uses are permitted through SUP. Buildings may be up to 5 stories or 60' tall.

**C-3 GENERAL COMMERCIAL DISTRICT:** Includes most uses permitted in the C-2 district, plus gas stations, car repair, car sales (SUP), and adult uses. Buildings may be up to 5 stories or 60' tall.

**I-1 INDUSTRIAL DISTRICT:** Provides for certain light industrial uses by-right. Other industrial uses, such as warehouses, contractors, wholesalers, etc., are permitted by SUP.

**I-2 INDUSTRIAL DISTRICT:** Provides for certain industrial uses by-right, such as warehouses, contractors, etc. Other manufacturing or industrial uses are permitted by SUP.

**ZONING OVERLAYS:** Some properties are governed by regulations that exceed that of the underlying zoning district. These “Overlay Districts” are summarized below:

**RESOURCE PROTECTION AREA (RPA):** Includes land within 100 feet of water bodies that have perennial flow, as well as other natural features such as wetlands and intermittent streams. The RPA seeks to protect these waters from significant degradation due to land disturbances.

**RESOURCE MANAGEMENT AREA (RMA):** Includes all land in the City that is not part of an RPA. Land disturbances in the RMA can have cause water quality degradation and diminish the functionality of RPA lands. Together, the RMA and RPA form the Chesapeake Bay Preservation Area, which encompasses all of the City.

**100-YEAR FLOODPLAIN:** Includes land subject to inundation by the “100-year flood” as on FEMA flood maps (a flood that has a 1% chance of occurring each year).

**HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD):** Modifies land use regulations to reduce traffic congestion and to facilitate well-conceived, coordinated development along the 50/29 Corridor. All uses estimated to generate an average daily traffic volume over 700 trips is subject to an SUP, as are commercial or industrial uses seeking access from residential streets.

**HISTORIC OVERLAY DISTRICTS:** Provide additional protection to areas of historic interest in the City in order to ensure that development or building modifications do not alter or diminish the historic quality of the district:

- **OLD TOWN FAIRFAX HISTORIC DISTRICT:** An overlay district that seeks to preserve the character of Old Town by protecting significant structures and guarding against new uses that may be incompatible with Old Town’s existing traditional character.
- **BLenheim HISTORIC DISTRICT:** Includes the property at Historic Blenheim; the district preserves Blenheim mansion and controls uses and structures built on the property.
- **FAIRFAX PUBLIC SCHOOL HISTORIC DISTRICT:** Includes the property containing the Fairfax Museum & Visitor Center; the district controls uses and structures built on the property.

**OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT (TOD):** Established to encourage a compatible mixture of residential, retail and office uses in areas close to the Old Town Fairfax Historic District. New development must complement the scale and design of the Historic District.

**ARCHITECTURAL CONTROL OVERLAY DISTRICT:** Includes all land in the city which is located outside of an historic district and zoned and used for anything other than a single-family detached residence. This district seeks to encourage the construction of attractive buildings by requiring Board of Architectural Review (BAR) approval for all exterior architectural features, as well as certain signage and landscaping.